**White River Township**

**Camping and Camping Equipment Ordinance Guidance**

**Key Requirements**

1. Temporary camping exceeding fourteen (14) calendar days in any thirty (30) day period shall require a temporary camping permit.
2. The Zoning Administrator may issue a temporary camping permit for up to thirty (30) days, renewable twice.
3. Temporary camping permits and the 30+ day camping permit are not independent items AT day 15 within a 30-calendar day period, the stay has exceeded 14 days in a 30-day period and a camping permit is required.
4. Setback requirements for the Zoning District are applied to the camping shelter/vehicle, porta-potty, etc.
5. Be aware of other Association Covenants in some portions of the Township. This guide covers the White River Township Ordinance only.
6. Any questions, please call William Schmiege, WRT Zoning Administrator 949-521-4514

**SECTION 3.30 STORAGE OF RECREATION VEHICLES AND EQUIPMENT**

Recreational vehicles and equipment may be located outside of an enclosed building on any lot within a Residential District provided that all of the following requirements are met:

1. If located on an interior lot, recreational equipment shall not be located within the required front yard. If located on a corner lot, recreational vehicles and equipment shall not be located in the side yard facing the street. If located on a through lot, recreational equipment shall not be located in the front yard, or in a rear yard setback.
2. Notwithstanding the provisions of this Section, recreational vehicles and equipment may be parked within any yard, but not within the required yard or setback areas, for cleaning, loading, or unloading purposes for not more than seventy-two (72) hours within any seven (7) day period.
3. Recreational vehicles and equipment may be used for living or housekeeping purposes for a period not exceeding fourteen (14) days in any calendar year, provided that running water or indoor sewage facilities within such equipment is not utilized and provided that the storage requirements of this Section are met.
4. Where physical features of a property, such as, but not limited to, immovable structures, or a tree with a diameter of four (4) inches or greater, prohibit a recreational vehicle from being parked in compliance with this Section, the owner may apply to the Zoning Administrator for permission to park the recreational vehicle on the lot. This permission shall be granted, provided that the following requirements are met:
	1. An application for permission shall be accompanied by a site plan, drawn to scale, showing the reasons why the recreational vehicle cannot be parked in compliance with this Section. A filing fee, which shall be set by the Township Board by resolution, shall also be required.
	2. A twenty (20) foot setback shall be maintained from the recreational vehicle to the edge of the road.
	3. Parking approval, if granted by the Zoning Administrator, shall be effective for three (3) years following the date of issuance. Further approvals may be granted by the Zoning Administrator in accordance with this Section.
5. Recreational equipment shall not be stored, kept or utilized on any lot or property which does not have a lawful habitable, permanent residential dwelling building for more than fourteen (14) days during any calendar year.

**SECTION 3.35 TEMPORARY CAMPING**

1. Campgrounds authorized by the Township and licensed by the State of Michigan shall not be subject to the requirements of this Section.
2. Temporary camping in residential districts shall be subject to the following:
	1. On properties that are less than one (1) acre in size, one (1) tent or recreational vehicle may be used for camping for up to fourteen (14) calendar days in any thirty (30) day period without a temporary camping permit. On properties that are at least one (1) acre in size, up to four (4) tents or recreational vehicles may be used for camping for up to fourteen (14) calendar days in any thirty (30) day period without a temporary camping permit.
	2. In no case shall there be more than four (4) recreational vehicles per lot or parcel.
	3. Temporary camping exceeding fourteen (14) calendar days in any thirty (30) day period shall require a temporary camping permit. The Zoning Administrator may issue a temporary camping permit for up to thirty (30) days. A temporary camping permit shall include a fee of $100.00 per year, or as may be set by the Township Board by resolution.
	4. The Zoning Administrator may impose conditions to protect the general health, safety, and welfare of the occupant of the tent or recreational vehicle and surrounding neighbors. When imposing conditions the Zoning Administrator shall consider, but no be limited to, the following:
		1. The size of the subject property.
		2. The proposed location of the camping area on the property and its proximity to neighboring properties and homes.
		3. The density of homes in the vicinity.
		4. The number of tents or recreational vehicles to be placed on the property
		5. The proximity to surface water and other natural features and the relative risk of damage to natural features.
		6. Limits on the number and/or location of tents or recreational vehicles based on the size and configuration of the subject property and neighboring properties.
	5. The Zoning Administrator may approve up to two (2) thirty (30) day extensions of the temporary camping permit.
	6. All campers shall comply with the following rules:
		1. Quiet hours shall be maintained between the hours of 11:00 p.m. and 7:00 a.m.
		2. All camping activities shall be set back at least fifty (50) feet from the ordinary high-water mark of any water body.
		3. Temporary camping permit(s) shall be issued to or renewed by the property owner.
		4. No temporary camping permits will be issued to individuals under eighteen (18) years of age.
		5. Upon termination of camping all equipment and supplies must be removed. Garbage and refuse must be removed after each stay.
		6. Areas used for temporary camping as well as any adjacent lands must be kept in a neat, clean and sanitary condition. Sanitary waste facilities shall be provided, through self-contained units or porta-potties.
		7. In-ground septic facility, water well, or electricity shall not be permitted on a lot without a principal structure.
		8. Recreational campfire areas shall be contained by a fire ring. Burning permits shall be obtained when required and fires shall be adequately monitored and contained. The campfire shall not constitute a nuisance to neighboring properties due to the size or location of the fire, excessive smoke, or noxious items being burned.
		9. Camping activities shall not be a nuisance to surrounding property.
3. Failure to comply with the requirements of this Section is a violation of the Zoning Ordinance and subject to Remedies and Enforcement regulations of Section 21.04.

**General Guidance for Setbacks. See the ordinance for specific information for each Zoning District. Critical Dunes Overlay District used as an Example**

Setback Requirements for Buildings and Structures on Lots that do not Abut Lake Michigan, White Lake, or Other Body of Water or watercourse. If a greater setback is required under the provisions of the Sand Dune Protection and Management or Shore land Protection and Management Acts or by a requirement specified elsewhere in this Ordinance than is required by this section, then such greater setback requirement shall apply. Otherwise, the setbacks shall be as follows:

1. Setback from front lot line established by a county primary public road right-of-way – forty (40) feet.
2. Setback from a private road right-of-way or edge of access easement – thirty (30) feet.
3. Setback from side lot line – fifteen (15) feet, each side.
4. Setback from rear lot line – twenty-five (25) feet.

Building Definition -An independent structure, either temporary or permanent, having a roof or canopy supported by columns, poles, posts, cantilever, walls, or any other support used for the enclosure, protection, shelter, or storage of persons, animals, objects, vehicles, or chattels, or carrying on business activities or other uses. When any portion thereof is completely separated from every other part thereof by separate walls from the ground up, and without openings, each portion of the building shall be deemed to be a separate building. A deck, porch, or overhang shall be considered part of the building. Temporary, movable, or portable sheds, storage structures, carports, and vehicle enclosure structures shall be considered buildings for purposes of setback requirements.

Structure Definition -Anything constructed, installed, or erected, the use of which requires location on the ground or attachment to something on the ground. Also, any constructed, erected, or placed material or combination of materials in or upon the ground having a fixed location, including, but not limited to, buildings, radio towers, billboards, light posts, signs, swimming pools, animal enclosures other than fences, garages, sheds, decks, docks, platforms, portable or moveable vehicle carports or enclosures, satellite dishes, towers, windmills, gazebos, tennis courts, and storage bins.

The definitions of Structures and Buildings are broad and cover temporary and moveable things such as a Porta-Potty, camping vehicles and structures, and any other temporary or permanently installed structure.